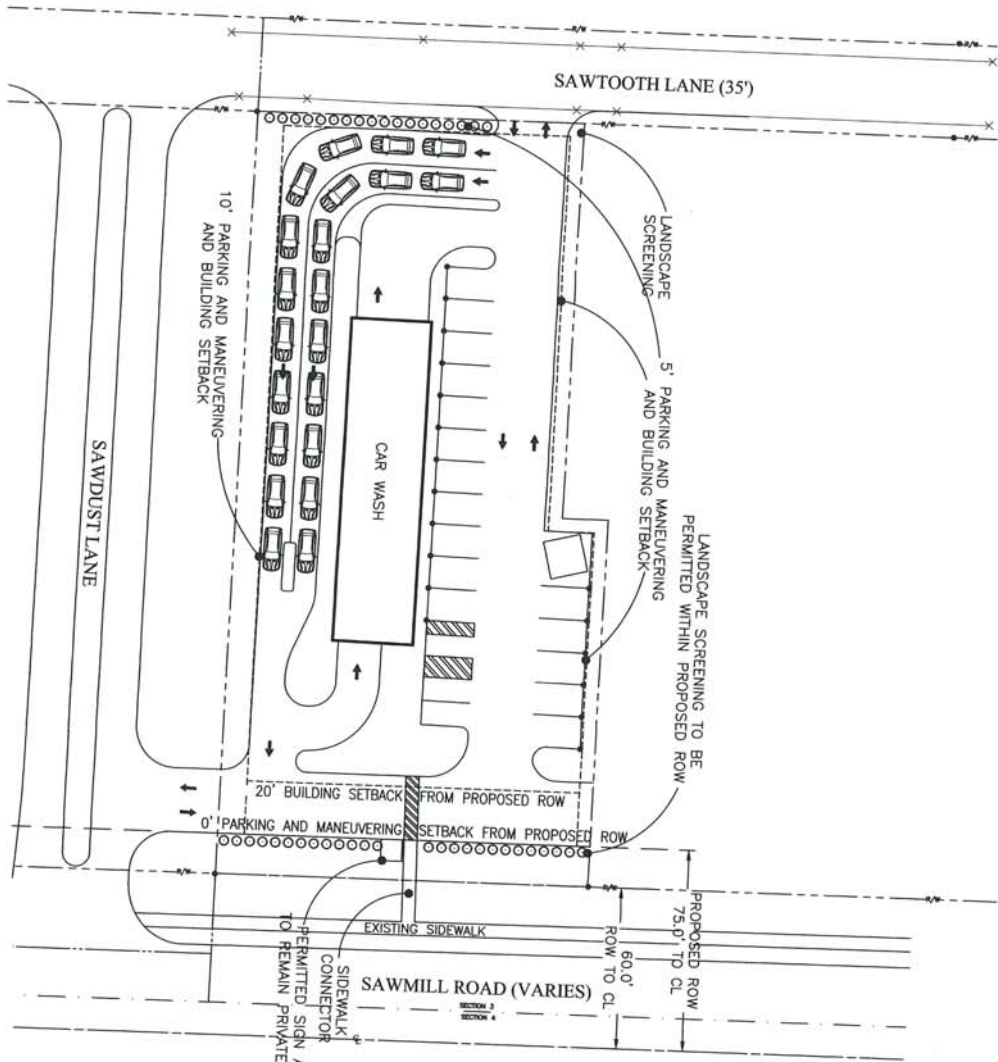


# SITE PLAN 1



Final Site Plan Received 10.12.23 Sheet 1 of 2, Z23-021

ZONING PLAN + 5925 SAWMILL ROAD Z23-021, SHEET 1 OF 2

250 Civic Center Drive  
Columbus, Ohio 43215  
614.228.5331  
castro@castro.com



**SITE DATA:**

ADDRESS: 5925 Sawmill Road, Columbus, OH 43017  
 AREA: 0.88 +/- ac  
 ZONING: OPD - Commercial Planned Development (Z7B-055)  
 APPLICATION: OPD - Commercial Planned Development  
 PROPOSED USE: Z23-021  
 HEIGHT DISTRICT: Commercial - 1) car wash, 2) fast food (no seating), 3) C-4 uses, H-35  
 BUILDING HEIGHT: < 35'  
 PARKING:  
 CAR:  
 Car wash:  
 Fast Food:  
 C-4 uses:  
 BICYCLE VEHICLE STACKING:  
 SETBACKS:  
 As shown  
 As noted

THE DEVELOPER HAS REVIEWED THE ZONING MAP AND LOCAL ORDINANCES AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING MAP AND LOCAL ORDINANCES. THE DEVELOPER HAS REVIEWED THE ZONING MAP AND LOCAL ORDINANCES AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING MAP AND LOCAL ORDINANCES.

*S. Liberty*  
10/12/23  
SK

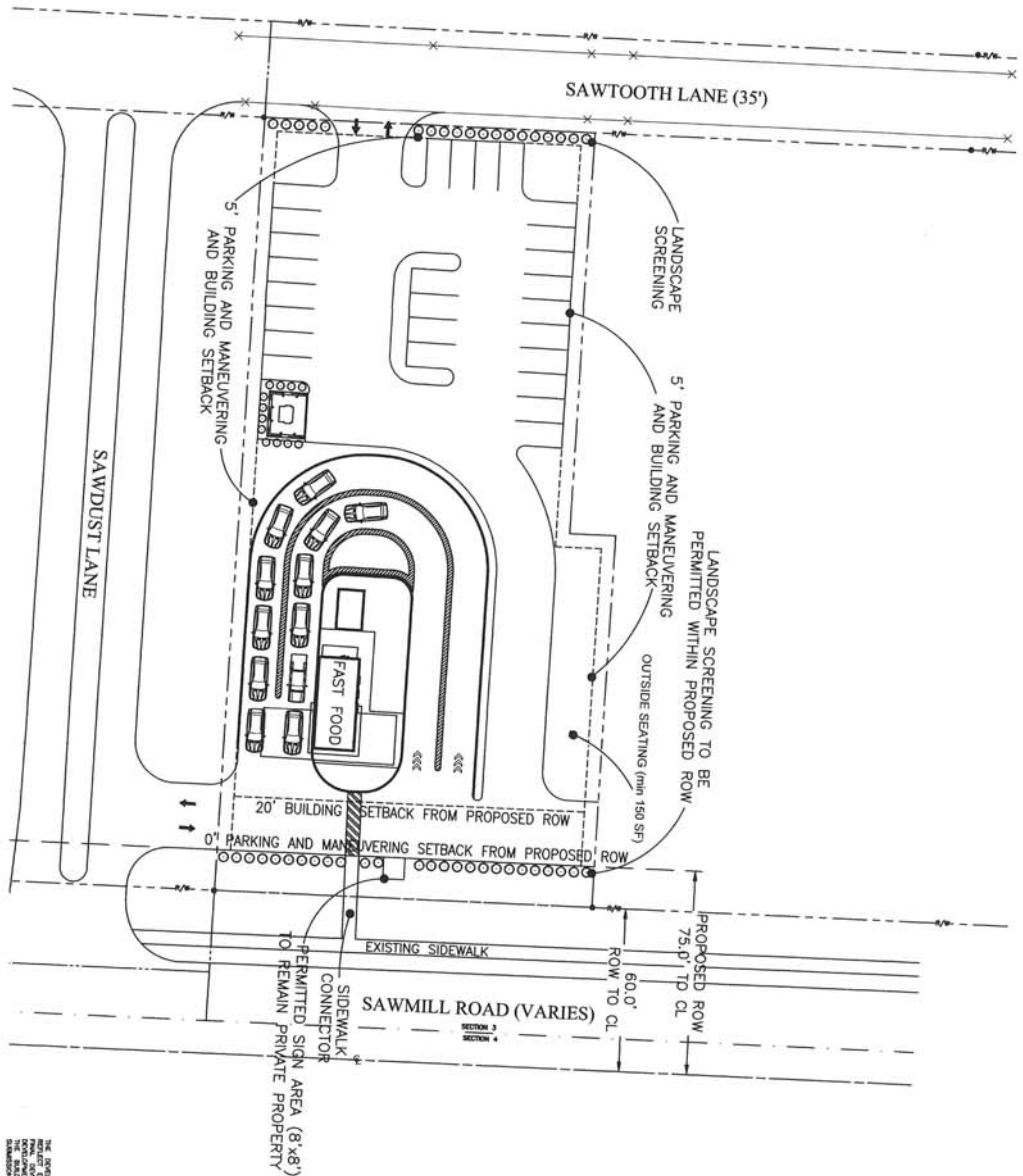


SAWMILL PROPERTY

| REVISIONS |      |
|-----------|------|
| NO.       | DATE |
|           |      |
|           |      |
|           |      |
|           |      |
|           |      |
|           |      |

10/12/2023

# SITE PLAN 2



Final Site Plan Received 10.12.23 Sheet 2 of 2: Z23-021

ZONING PLAN - 5925 SAWMILL ROAD Z23-021, SHEET 2 OF 2

CASTRO  
 250 Civic Center Drive  
 Columbus, Ohio 43215  
 614.228.5331  
 castro@ro.com

THE DEVELOPER CERTIFIES TO THE COUNCIL THAT ALL APPLICABLE ORDINANCES, ZONING REGULATIONS, AND OTHER REGULATIONS HAVE BEEN FULLY REVIEWED AND THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND DEPARTMENTS. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND DEPARTMENTS. THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND DEPARTMENTS.

*Signature*  
 10/12/23

**SITE DATA:**  
 ADDRESS: 5925 Sawmill Road, Columbus, OH 43017  
 PID: 590-193762  
 AREA: 0.88 +/- ac.  
 ZONING: CPO Commercial Planned Development (Z79-095)  
 Current: CPO Commercial Planned Development  
 APPLICATION: Z23-021  
 PROPOSED USE: Commercial: 1) car wash, 2) fast food (no seating), 3) C-4 uses.  
 HEIGHT DISTRICT: H-35  
 BUILDING HEIGHT: < 35'  
 PARKING:  
 CAR: 2 required / 3 provided (2, 9x18 spaces and 1 ADA space)  
 4 required (building max 750 SF, 1250 SF, no seating in building, and 1 space per 150 SF seasonal outdoor seating).  
 28 provided  
 Code required parking as applicable  
 Code required bicycle parking  
 As shown  
 As noted

**BICYCLE:** C-4 uses:  
**VEHICLE STACKING:**  
**SETBACKS:** As noted



10/12/2023

| NO. | REVISIONS | DATE |
|-----|-----------|------|
|     |           |      |
|     |           |      |
|     |           |      |
|     |           |      |

SAWMILL PROPERTY

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 10, 2023**

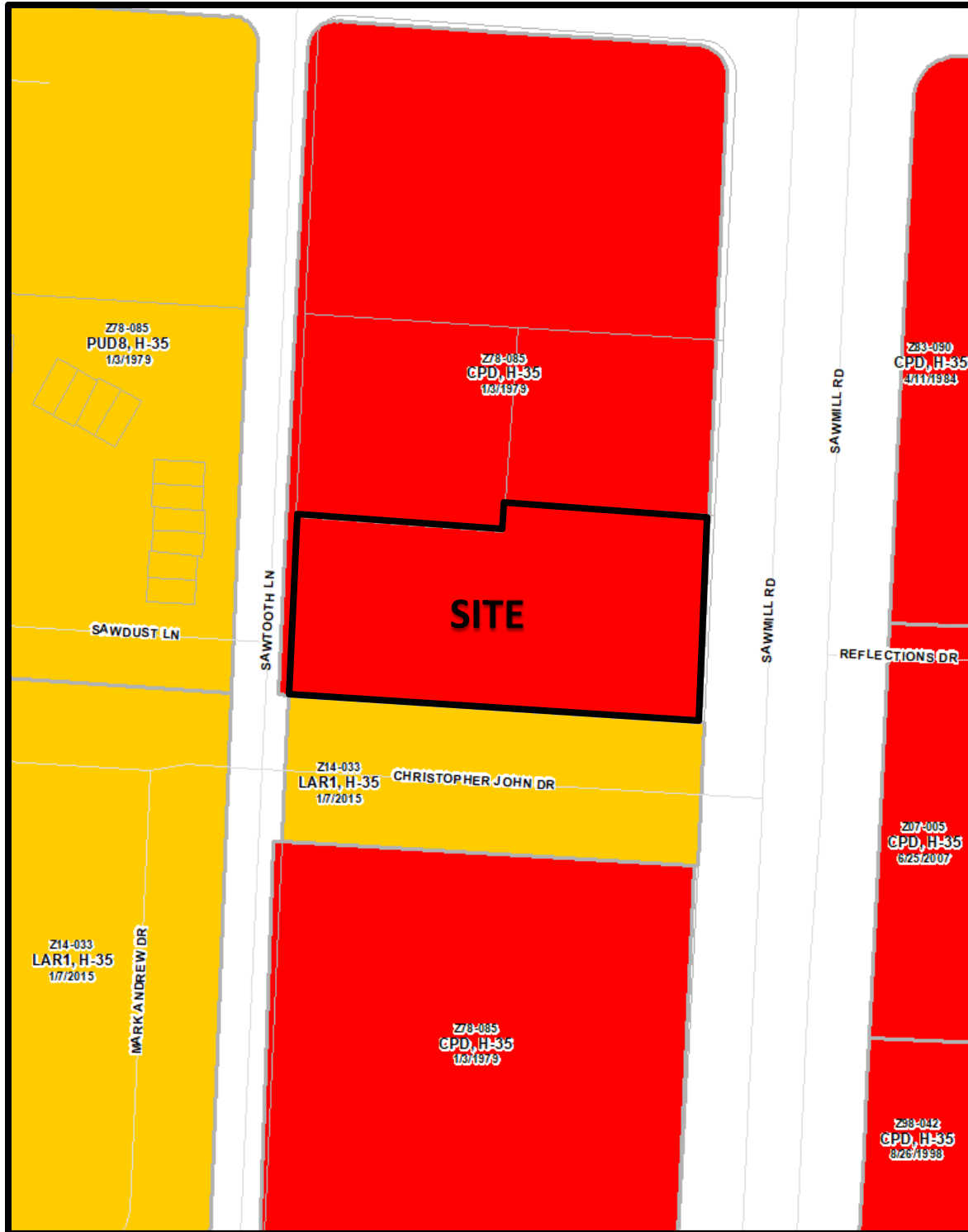
- 2. APPLICATION: Z23-021**  
**Location:** **5925 SAWMILL RD. (43017)**, being 0.86± acres located on the west side of Sawmill Road, 325± feet south of Krier Drive (590-193762; Northwest Civic Association).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Commercial development.  
**Applicant(s):** CP Sawmill, LLC c/o Eric Leibowitz; 250 Civic Center Drive, Suite 500; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

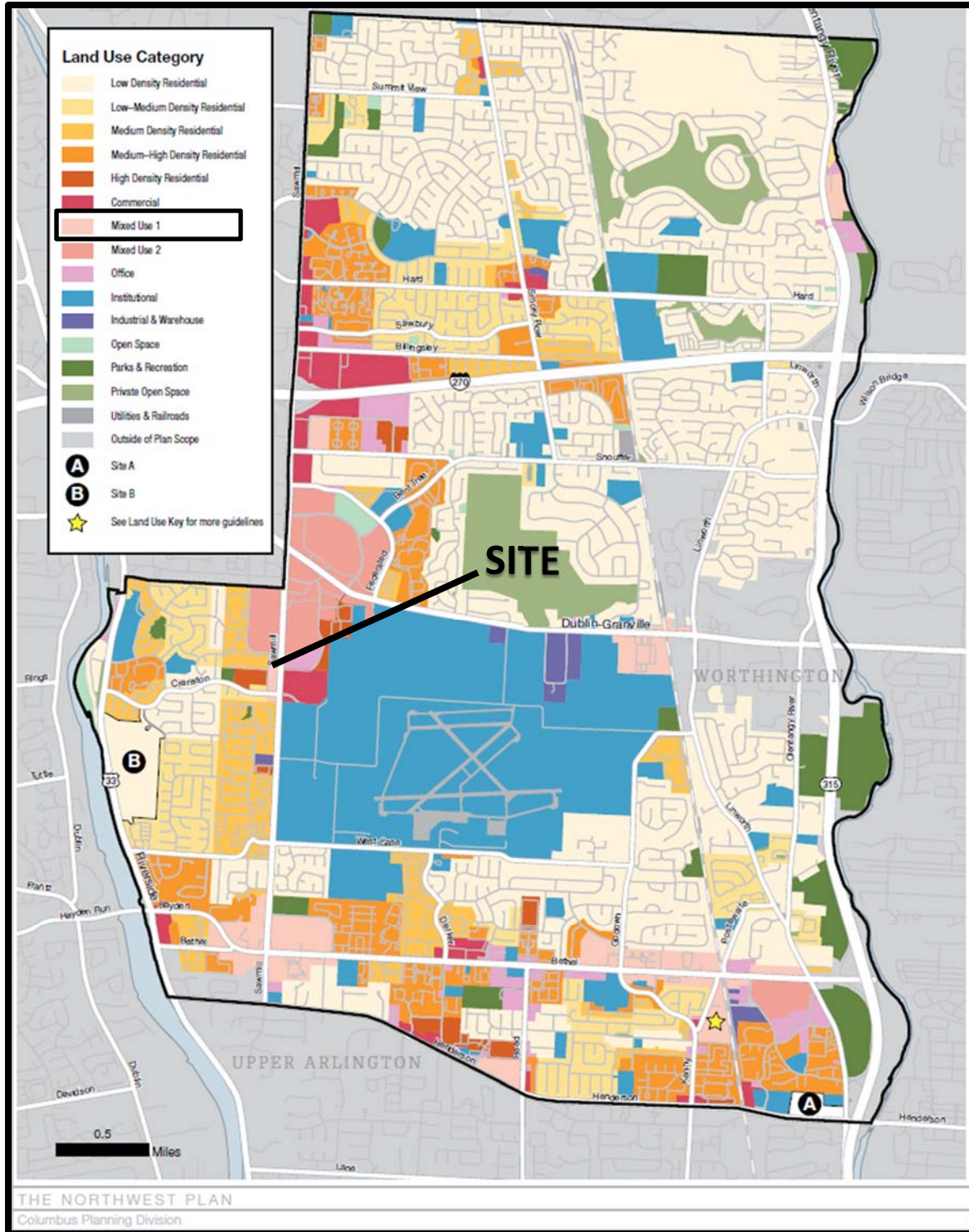
- The 0.86± acre site consists of one parcel developed with an eating and drinking establishment in the CPD, Commercial Planned Development District. The site is subject to the Sawmill Road Regional Commercial Overlay (RCO). The requested CPD district will permit the site to be redeveloped with commercial uses, including limited C-5 commercial uses.
- North, south, and east of the site are commercial development in the CPD, Commercial Planned Development Districts. West of the site is a multi-unit residential development in the PUD-8, Planned Unit Development District.
- The site is within the planning boundaries of *The Northwest Plan* (2016), which recommends “Mixed Use 1” land uses at this location.
- The site is located within the boundaries of the Northwest Civic Association whose recommendation has not yet been received when this report was written.
- The CPD text includes use restrictions and supplemental development standards that address building and parking setbacks, traffic access, landscaping, and includes a commitment to develop the site in accordance with the submitted site plans if the site is developed with a drive-thru eating and drinking establishment or car wash facility. Additionally, the text includes code modifications to the building setback along Sawmill Road and parking lot screening
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Sawmill Road as a Suburban Commuter Corridor requiring 160 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION: Conditional Approval.**

The proposed CPD, Commercial Planned Development District permits the site to be redeveloped with commercial uses, including limited C-5 commercial uses. The CPD text includes a commitment to two separate site plans, one demonstrating a drive-thru eating and drinking establishment and another a car-wash facility. *The Northwest Plan* recommends "Mixed Use 1" at this location, consistent with the permitted uses of this proposed CPD district. ~~Planning Staff requests a pedestrian walkway that connects from the building to the sidewalk on Sawmill Road, additional information regarding the screening and landscaping of the parking lot from both the Sawmill Road frontage as well as the neighboring residential to the west, and provide street trees along the Sawmill Road frontage. Additionally, a right-of-way dedication exception request has been reviewed by the Department of Public Service and they have concluded that a full exception is unlikely due to future improvement needs along the Sawmill Road corridor. City Departments' recommendation will be revised to full approval upon the resolution of outstanding Planning Division and Department of Public Service staff comments.~~ **Revised site plans and development text incorporate street trees, pedestrian connection, and building material commitments, satisfying Planning Divisions comments. Additionally, a right-of-way dedication exception has been granted for this site.**



Z23-021  
5925 Sawmill Rd.  
Approximately 0.86 acres  
CPD to CPD



Z23-021  
5925 Sawmill Rd.  
Approximately 0.86 acres  
CPD to CPD



Z23-021  
5925 Sawmill Rd.  
Approximately 0.86 acres  
CPD to CPD

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

Case Number Z23-021

Address 5925 SAWMILL RD.

Group Name NORTHWEST CIVIC ASSOCIATION

Meeting Date 7 June 2023

Specify Case Type  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)  
 Approval  
 Disapproval

**LIST BASIS FOR RECOMMENDATION:**

NWCA is opposed to modifying existing zoning to permit uses that cannot be utilized by pedestrians, transit users, or cyclists. NWCA is focused on developing our corridors to be destinations that promote community use and interaction, and that interface with adjoining residential areas.

Given that a potential tenant has not been identified it seems that the site plan could be modified to allow for use that is not limited to automobiles only such as a food establishment with a seating area and/or a walk-up window.

Vote 1 (approval) - 5 (disapproval)

Signature of Authorized Representative Monica Tuttle  
Digitally signed by Monica Tuttle  
DN: cn=Monica Tuttle, o=Northwest Civic Association, ou, email=NWCAZoning@gmail.com, c=US  
Date: 2023.08.07 14:19:47 -0400

Recommending Group Title Northwest Civic Association

Daytime Phone Number 614-565-2407

Please e-mail this form to **the assigned planner within 48 hours of meeting day**; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z23-021

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Leibowitz  
of (COMPLETE ADDRESS) 250 Civic Center Drive, Suite 500, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of Business or individual (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

|                                                                                                                                                         |             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1.<br>CP Sawmill, LLC; 250 Civic Center Drive, Suite 500,<br>Columbus, OH 43215; # Cols-based emps: Zero (0)<br>Contact: Eric Leibowitz, (614) 744-2027 | 2.<br>----- |
| 3.<br>-----                                                                                                                                             | 4.<br>----- |

Check here if listing additional parties on a separate page.

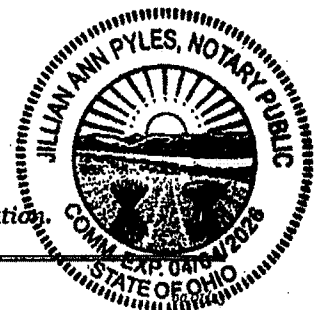
SIGNATURE OF AFFIANT *Eric Leibowitz*

Sworn to before me and signed in my presence this 8 day of November, in the year 2023

*Jillian Pyles*  
SIGNATURE OF NOTARY PUBLIC

04/04/2024  
My Commission Expires

Notary Seal Here



*This Project Disclosure Statement expires six (6) months after date of notarization.*